



GRASSROOTS
REALTY GROUP

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47 Legacy Gate SE
Calgary, Alberta

MLS # A2246131



\$525,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,370 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Digital Thermostat, Digital Pin pads, Sensors for security system and pin pad

Welcome to this bright and beautifully maintained 2-storey home nestled in the heart of Legacy—a thriving Calgary community known for its scenic pathway systems, nearby shopping, and strong family feel. Offering 1,370 sq ft of living space with 3 bedrooms, 2.5 bathrooms, and a thoughtfully designed layout, this home is ready to impress. The main level is filled with natural light from the large windows and features a warm, freshly painted neutral palette. You’ll love the cozy front veranda, spacious living room, a designated dining area, and the modern kitchen with rich cabinetry, central island, and stainless steel appliances and a built-in work station. A 2-piece powder room and a functional mudroom with built-in storage round out the main floor. Upstairs, you’ll find three spacious bedrooms, including a serene primary retreat with a walk-in closet and private 4-piece ensuite. A second full bathroom and an upstairs laundry area offer added convenience for busy households. Step outside to enjoy the large west-facing backyard with a composite deck and concrete patio that is perfect for entertaining or gardening enthusiasts. The homeowners have created a true outdoor oasis complete with apple trees, grapes, cherries, strawberries, Saskatoon berries, and rhubarb. Additional features include an oversized & heated double detached garage with a paved back alley and central air conditioning to keep you cool on those warm summer days. Located directly across from a transit stop and just steps to the beautiful ponds and pathway system for biking and walking as well as Legacy’s shops, schools, and green spaces, this home offers unbeatable value in a sought-after community.